



**HOUSING AUTHORITY
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

Tel: 626.262.4510 • TDD: 855.892.6095 • www.hacola.org

**Hilda L. Solis
Mark Ridley-Thomas
Sheila Kuehl
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, APRIL 27, 2016 (12:00 PM)
HACoLA
700 W. MAIN STREET
ALHAMBRA, CA 91801
(626) 586-1989**

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1. Call to Order

2. Roll Call

**Henry Porter Jr., Chair
Margaret Mott, Co-Chair
Gesele McBroom-Marsh
James Brooks
Joelene Tapia
LaVelle Stewart
Mary Canoy
Takao Suzuki
Val Lerch
Zella Knight**

3. Reading and Approval of the Minutes of the Previous Meeting

Regular Meeting of March 23, 2016.

4. Report of the Executive Director

5. Presentation

None.

6. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

Regular Agenda

7. Recommend Approval of the Housing Authority of the County of Los Angeles Fiscal Year 2016-2017 Budget (All Districts)

Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a Resolution (Attachment A) approving the Housing Authority of the County of Los Angeles (Housing Authority) Fiscal Year 2016-2017 Budget (Budget), which includes revenues and expenditures of \$335,521,400; recommend that the Board of Commissioners instruct the Chair to sign the related Transmittal Resolution (Attachment B) certifying submission of the Budget by the Board to the U.S. Department of Housing and Urban Development (HUD); recommend that the Board of Commissioners instruct the Executive Director to implement the Budget and take all related actions, including execution of all required documents, for the purposes described herein, following approval as to form by County Counsel; recommend that the Board of Commissioners find that the approval of the Budget is not subject to the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.

8. Acceptance of Community Development Block Grant Funds for Projects Identified in the Fiscal Year 2016-2017 Action Plan for the Allocation of Federal Funds and Continue Administration of Prior Year Funds in Ongoing Activities (All Districts)

Recommend that the Board of Commissioners find that the use of \$494,465 in FY 2016-2017 CDBG funds and \$210,000 in prior year CDBG funds is not subject to the provisions of the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA; authorize the Executive Director, or his designee, to accept \$494,465 in FY 2016-2017 CDBG funds from the Commission; and to continue to administer \$210,000 in prior year CDBG funds, through the Housing Authority's annual budget approval process, subject to final notification of approval by the U.S. Department of Housing and Urban Development (HUD).

9. Adopt Resolution Declaring Intent to Issue MultiFamily Housing Mortgage Revenue Bonds for MultiFamily Housing in Unincorporated Lennox and Unincorporated South Whittier (Districts 2, 4)

Recommend that the Board of Commissioners adopt and instruct the Chair to sign a Resolution, as required under Treasury Regulations, declaring an intent by Sun Sage Homes, L.P., (Developer) a California Limited Partnership, to undertake bond financing in an amount not to exceed \$9,450,000 to finance the acquisition and rehabilitation of two existing multifamily rental housing developments: Osage Apartments, a 21-unit multifamily rental housing development located in unincorporated Lennox; and Sunshine Terrace Apartments, a 50-unit multifamily

rental housing development located in unincorporated South Whittier; recommend that the Board of Commissioners authorize the Executive Director to submit an application to the California Debt Limit Allocation Committee (CDLAC) for a private activity bond allocation in an aggregate amount not to exceed \$9,450,000 for the purposes described herein; recommend that the Board of Commissioners find that adoption of this Resolution is not subject to the provisions of the California Environmental Quality Act (CEQA) because the action will not have the potential for causing a significant effect on the environment.

10. Housing Commissioners May Provide Comments or Suggestions for Future Agenda Items

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 700 W. Main St., Alhambra, CA 91801. Access to the agenda and supporting documents are also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least (3) business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (626) 586-1501, or by e-mail at roberta.lear@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES (HACoLA)

MINUTES FOR THE REGULAR MEETING OF THE

LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, March 23, 2016.

The meeting was convened at Whittier Manor Housing Development, 11527 Slauson Ave., Whittier, CA 90606.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Housing Commissioner Chair, Porter, at 12:07 p.m.

ROLL CALL

Present

Absent

Henry Porter, **Chair**
Margaret Mott, **Co-Chair**
Gesele McBroom-Marsh
James Brooks
Joelene Tapia
Mary Canoy
Takao Suzuki
Val Lerch
Zella Knight

X

X
X

X
X
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X

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X

PARTIAL LIST OF STAFF PRESENT:

Emilio Salas, Deputy Executive Director
Maria Badrakhan, Director, Housing Management
Margarita Lares, Director, Assisted Housing
Andre Serrette, Assistant Manager, Assisted Housing

GUESTS PRESENT:

None.

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Porter, seconded by Commissioner Brooks, the Minutes of the Regular Meeting of February 24, 2016 were approved with Commissioner Suzuki abstaining.

Agenda Item No. 4 – Report of the Executive Director

Deputy Executive Director, Emilio Salas reported the following:

Carmen Gonzales was introduced as the Property Manager at the 49 unit senior housing development in Whittier.

As a follow-up to last month's meeting at South Bay Gardens where Resident Council members made a few requests; procurement has begun for replacement of the bingo machine.

All of the residents at the West Knoll senior development have been returned back into their units. Mr. Salas noted that West Knoll has had its share of events but the residents are all in good spirits and very complimentary toward staff. And the staff relocating the resident were well organized and handled everything expeditiously.

There was a recent shooting near the Maravilla housing development over the weekend of March 19, 2016. The person was not a resident of the development and the case is currently under investigation. Information is very limited, at this time.

There has been a lot of activity regarding the Homeless Initiative. The Homes for Heros Outreach luncheon held on February 25, 2016 was an incredibly successful event. Commissioner Lerch was in attendance. Veterans were there who needed housing and Mr. Salas noted they were able to secure some commitments, on the spot, for landlords agreeing to house homeless veterans. The media from FOX 11 news, KFI 640 AM, as well as local media were present. Additional events are being planned in conjunction with the Third Supervisorial District in Sherman Oaks, on May 18, 2016, and in the Fourth Supervisorial District on April 21, 2016 in Palmdale.

Another homeless initiative which is broader based that has similar activities is being launched within the next few weeks and will provide incentives to landlords: to pay them upfront to hold a vacant unit, provide security deposit assistance, and a damage mitigation fund as an insurance pool. This is not targeted to any population other than the homeless. Programs can be used such as Shelter Plus Care, regular Section 8, and our Veteran population.

There is a Public Housing component to this as the South Scattered Sites housing development will be designated a family development and will give priority to homeless families and victims of domestic violence.

The first quarterly report for these initiatives will be submitted to the Board of Supervisors office on April 18, 2016.

There has been a large movement for Housing Authorities to support the state bill relative to Section 8 and adding the program as a protected source of income. Mr. Salas has been asked to represent the California Association of Housing Authorities (CAHA) in support of the bill. Hearings will take place on March 29, 2016 in Sacramento, CA.

The National Association of Housing & Redevelopment Officials (NAHRO) Legislative conference in Arlington, VA will be held from April 10-13, 2016 and will be attended by three of the Tenant Commissioners: Mary Canoy, Joeline Tapia, and Gesele McBroom. The Board of Supervisors will be visiting Washington DC the week of April 18-22, 2016 and they will be focusing on housing and letting all offices they meet with know that Los Angeles County is in need of federal assistance to address these issues.

Agenda Item No. 5 - Presentations

Homes for Heros - Margarita Lares, Assisted Housing Director

Agenda Item No. 6 - Public Comments

Denise Packard-Stafford is seeking guidance as the daughter of a deceased Veteran. Margarita Lares, Director, addressed her concerns and provided contacts from the Veterans Administration.

Regular Agenda

On motion by Commissioner Knight, seconded by Commissioner Lerch and unanimously carried, the following was approved by the Housing Commission:

**AWARD A JOB ORDER CONTRACT AND APPROVE A CONSTRUCTION TASK
CATALOG (ALL DISTRICTS)
AGENDA ITEM NO. 7**

1. Recommend that the Board of Commissioners find that the award of the JOC, authorization for the Executive Director to issue work orders, and the adoption of the January 2016 JOC Construction Task Catalog are not a project under Section 15378(b) of the California Environmental Quality Act.
2. Recommend that the Board of Commissioners adopt the January 2016 JOC Construction Task Catalog.
3. Recommend that the Board of Commissioners award a JOC (JOC 32) to Angeles Contractor, Inc., for a maximum amount of \$4,500,000, to be financed through various funding sources included in the Housing Authority's approved Fiscal Year 2015-2016 budget and to be included in the Fiscal Year 2016-2017 budget.
4. Recommend that the Board of Commissioners authorize the Executive Director, or his designee, to execute JOC 32 in the form previously approved as to form by County Counsel and to establish the effective date following receipt of approved Faithful Performance and Payment for Labor and Materials Bonds filed by Angeles Contractor, Inc.
5. Recommend that the Board of Commissioners authorize the Executive Director, or his designee, to issue work orders for maintenance, repair, refurbishment, rehabilitation, retrofit, remodeling, and other repetitive-type work, on an as-needed basis, to Angeles Contractor, Inc., in the aggregate work order amount not-to-exceed the maximum amount of the JOC.
6. Recommend that the Board of Commissioners authorize the Executive Director, or his designee, upon his determination and as necessary and appropriate under the terms of the JOC, to amend the JOC, to terminate the JOC for convenience, or to terminate the contractor's right to proceed with the performance of the JOC.

On motion by Commissioner Brooks, seconded by Commissioner Knight and unanimously carried, the following was approved by the Housing Commission:

**APPROVE RECORDS RETENTION AND DISPOSITION SCHEDULES AND
AUTHORIZE DESTRUCTION OF RECORDS ACCORDING TO THE RETENTION
SCHEDULES (ALL DISTRICTS)
AGENDA ITEM NO. 8**

1. Recommend that the Board of Commissioners approve the Records Retention and Disposition Schedules (Schedules), and authorize the Executive Director or his designee to make any future amendments to the Schedules, subject to review by County Counsel and in accordance with all applicable statutory requirements.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to destroy records that have passed their retention periods according to the Schedules and to approve future destruction of records according to the Schedules.
3. Recommend that the Board of Commissioners find that approval of the Records Retention and Disposition Schedules is not subject to the provisions of the California Environmental Quality Act (CEQA) because the action will not have the potential for causing a significant effect on the environment.

Agenda Item No. 9 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Lerch thanked everyone for being at the Housing Commission meeting.

Commissioner Brooks complimented the Landlord Veteran Incentive Program (VIP) / Homes for Heroes video. Glad to see management taking steps to remain on the leading edge in Los Angeles County.

Commissioner Canoy was happy to hear the West Knoll residents were finally home. She stated that the VASH program presentation almost made her cry and she was looking forward to the Washington trip for the NAHRO conference.

Commissioner Knight reminded everyone that an important way to share information and getting the message out is through social media. She is very proud of this organization.

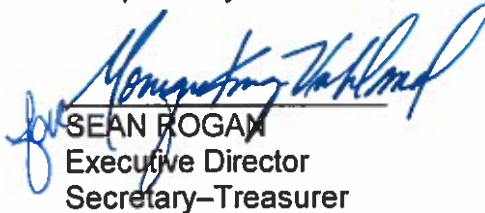
Commissioner McBroom-Marsh was looking forward to the Washington trip for the NAHRO conference. She thanked staff for the PowerPoint on the Section 8 and VIP program and noted she would share this information.

Commissioner Suzuki spoke about not hearing any issues on housing during the recent speeches of the televised presidential candidates. He noted that we need visibility. He commends staff for working on advocacy and noted housing needs to be on the radar with health and education with our elected officials.

Commissioner Porter noted that people are opposed to change and we must appreciate all the efforts and successes the Housing Authority has achieved in such a short time and for everyone to keep up the good work.

On Motion by Commissioner Porter, the Regular Meeting of March 23, 2016 was adjourned at 1:41 p.m.

Respectfully submitted,


SEAN ROGAN
Executive Director
Secretary-Treasurer

Housing Authority - County of Los Angeles

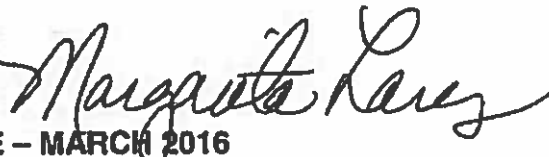
FOR YOUR INFORMATION ONLY

April 20, 2016

TO: Housing Commissioners

FROM: Margarita Lares, Director
Assisted Housing Division

RE: FSS PROGRAM UPDATE – MARCH 2016



The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher Program participants achieve economic independence and self-sufficiency.

ACTIVITIES

NUMBER CURRENTLY ENROLLED	515	As of March 1, 2016
NEW ENROLLMENTS	39	FSS participants enrolled
CONTRACTS EXPIRED	3	FSS contracts expired
DIRECT ASSISTANCE REFERRALS	216 164 939 74 37 15 216 2 194 65 220 71	Workforce centers Home Ownership Program/seminars/workshops Job referrals Educational/vocational services Credit repair services Financial literacy Work Source/Job Fairs Transportation assistance Youth Services Health & food services Other social services Utility Assistance Programs
OUTREACH & COMMUNITY EVENT	1 1 1 1	Community Service Provider Meeting Cedar Ridge Outreach Tenant Workshop Nueva Maravilla Vision Team Meeting
GRADUATIONS Pending Graduations	1 4	Graduates Requests to graduate received

If you have any questions, please feel free to contact me at (626) 586-1670.

Attachment

FAMILY SELF-SUFFICIENCY (FSS) REPORT SUPPLEMENT

Listed below are brief descriptions of each category in the monthly FSS Report.

- 1. Number Currently Enrolled** – Current number enrolled on the FSS program as of the date the FSS Report is presented.
- 2. New Enrollments** - The number of participants enrolled in the FSS program with an effective date on the month the FSS Report is presented.
- 3. Contract Expired** – The number of participant contracts that expired at the end of the month prior to the FSS Report presented.
- 4. Direct Assistance Referrals** – Referrals sent to FSS participants based on their requests and or the participant's goals needed to be accomplished prior to successfully completing the program.
- 5. Outreach and Community Events** – Information that was shared with FSS participants and or events or meetings the FSS Coordinators attended.
- 6. Graduations** – FSS participants that graduated last month.
- 7. Pending Graduations** – FSS participants who have requested to graduate and are pending review of successful completion of goals.

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Commissioners

Sean Rogan
Executive Director

April 27, 2016

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

**RECOMMEND APPROVAL OF THE HOUSING AUTHORITY OF THE COUNTY OF
LOS ANGELES FISCAL YEAR 2016-2017 BUDGET
(ALL DISTRICTS)**

SUBJECT

This letter recommends approval of the Fiscal Year 2016-2017 Budget of the Housing Authority of the County of Los Angeles.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a Resolution (Attachment A) approving the Housing Authority of the County of Los Angeles (Housing Authority) Fiscal Year 2016-2017 Budget (Budget), which includes revenues and expenditures of \$335,521,400.
2. Recommend that the Board of Commissioners instruct the Chair to sign the related Transmittal Resolution (Attachment B) certifying submission of the Budget by the Board to the U.S. Department of Housing and Urban Development (HUD).
3. Recommend that the Board of Commissioners instruct the Executive Director to implement the Budget and take all related actions, including execution of all required documents, for the purposes described herein, following approval as to form by County Counsel.
4. Recommend that the Board of Commissioners find that the approval of the Budget is not subject to the California Environmental Quality Act

(CEQA), as described herein, because the activities are not defined as a project under CEQA.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to approve the Fiscal Year 2016-2017 Budget of the Housing Authority. HUD requires that the Board of Commissioners approve the Fiscal Year 2016-2017 Budget prior to the release of funds for continued operation of the Assisted Housing Division and the Housing Management Division, inclusive of the Capital Fund Program.

FISCAL IMPACT/FINANCING

The Housing Authority's Fiscal Year 2016-2017 Budget includes \$1,500,000 in County General Funds to support the University of California Cooperative Extension Program (Cooperative Extension), South County Family sites, and the Community Policing Program (CPP).

The proposed Housing Authority Fiscal Year 2016-2017 Budget is \$335,521,400, an increase of \$11,630,300 from Fiscal Year 2015-2016. This increase is primarily attributed to the increase in the Housing Choice Voucher (HCV) Program for increased Housing Assistance Payments (HAP), additional Veterans Affairs Supportive Housing Program (VASH) funding, new Homeless Prevention Initiative Program funding, and new Shelter Plus Care/Continuum of Care contracts. There is also an increased amount for HUD carryover Federal Fiscal Year (FFY) 2015 Capital Fund Program (CFP) projects. These increases are being offset by a decrease in Operating Subsidy, reduced Community Development Block Grant (CDBG) funding, reduced carryover Proposition 84 Storm Water Grant funds, and a decrease in Affordable Housing funds due to completion of prior year projects.

The Housing Authority's Fiscal Year 2016-2017 Budget includes an increase in funding for Assisted Housing and Capital Fund, and a decrease for Housing Management. The HCV Program's HAP funding increased due to additional vouchers and unit months leased during Calendar Year (CY) 2015, which are factored into HUD's annual HAP funding renewal calculation for 2016. HCV Administrative Fees (AF) is projected to increase based on higher AF rates and proration level. FFY 2016 Capital Fund Grant dollars received a minimal increase from FFY 2015; however, the majority of the increase in the FY 2016-2017 budget is the result of carryover projects funded by the FFY 2015 CFP grant. Housing Management Operating Subsidy is expected to decrease slightly due to a lower funding eligibility. The Fiscal Year 2016-2017 Budget includes prorated funding levels at 83% for Public Housing (PH) Operating Subsidy, 100% of the HCV HAP funding, and 80% of HCV Administrative funds. This reflects a slight change in HCV Administrative funds from the current FY, which was at 75%.

The Housing Authority has produced a balanced budget utilizing the anticipated federal

funding and current reserves on hand to increase staffing levels to support the increased lease-up levels and operate the public housing sites. The Housing Authority has added a net increase of 17.58 full time equivalent positions (FTE). A total of \$10.7 million HCV Net Restricted Assets from prior years' HAP proceeds are included, along with \$1.4 million in HCV Unrestricted Net Assets and Reserves, which are derived from Administrative savings from prior years.

The budget also includes \$1.4 million in Central Office Cost Center (COCC) reserves combined with proceeds from the sale of the Willowbrook Townhomes property to be used in Fiscal Year 2016-2017 in support of the Public Housing Program. Housing Management's Asset Management Projects (AMPs) have built healthy operating reserves greater than 4 months of HUD's minimum Operating Reserve Ratio; and as a result, \$636,000 of the available funds have been budgeted to increase staffing and fund extraordinary maintenance costs at the AMPs.

After the sale of the Chavez administrative building, HUD allocated the proceeds to fund six projects at the Nueva Maravilla, Palm, and Westknoll public housing sites; \$1.6 million of the cash balance has been budgeted in FY 2016-2017 to complete three remaining projects at Nueva Maravilla. Lastly, a \$1.83 million budget for rehabilitation projects at Lancaster Homes is included, funded by a previously approved Community Development Commission general fund loan.

The following table compares funding levels for Fiscal Years 2015-2016 and 2016-2017.

Housing Authority	2015-2016 Budget	2016-2017 Budget
Divisions		
Assisted Housing – Housing Choice Voucher (Section 8) and Other Rental Assistance	\$ 276,116,700	\$ 290,082,700
Housing Management – Public Housing	\$ 37,122,000	\$ 35,351,400
Housing Management – Capital Fund	\$ 4,740,800	\$ 6,412,300
Other Programs		
Affordable Housing	\$ 5,436,600	\$ 3,200,000
Cooperative Extension	\$ 475,000	\$ 475,000
TOTAL	\$ 323,891,100	\$ 335,521,400
Staffing		
Regular Staff	291.63	309.86
Contract Staff	29.25	28.60
TOTAL	320.88	338.46

Assisted Housing Division

During Fiscal Year 2016-2017, the Assisted Housing Division will administer a monthly allocation of 25,027 vouchers with a total budget of \$290,082,700. This is an increase of \$13,966,000 over Fiscal Year 2015-2016, primarily due to the Housing Authority's \$6.7 million increase in HCV HAP funds stemming from a Per Unit Cost (PUC) of \$880 (previously \$850), which is the result of the new 2016 Fair Market Rents and latest HUD approved Payment Standards being allocated at 101% for HCV and 120% for VASH. Four new Shelter Plus Care/Continuum of Care contracts totaling \$2.4 million, \$2 million in new Homeless Prevention Initiative Program funds, additional VASH Vouchers, use of \$12.1 million in prior year's reserves, and 2.85% higher Administrative rates and proration level resulting in a \$2 million increase also increased the Assisted Housing Division totals.

Fiscal Year 2016-2017 VASH funding increased from \$12,000,000 to \$12,800,000, a 7.06% increase due to the addition of 225 new VASH vouchers and the expectation to lease-up 100% of the entire 1,518 VASH allocation.

For FY 2016-2017, the Division budgeted nine Family Self Sufficiency (FSS) Coordinators with grant funds of \$597,300, which represents a minor decrease in funding from last year. These funds enable the division to continue providing FSS assistance to the 532 participants as of November 1, 2015.

On January 5, 2016, the Board allocated \$1.122 million of Homeless Prevention Initiative (HPI) funds to the Housing Authority for the purposes of implementing the Homes for Heroes plan. The innovative program provides landlords with an incentive to commit to renting units to homeless veterans. The other is a Move-In Cost Grant program that provides funding to help veterans with move-in costs including security deposits, utility turn-on fees, utility arrears, and moving costs. Assisted Housing is planning to utilize \$374,000 in FY 2015-2016 and has budgeted \$748,000 in FY 2016-2017.

On February 9, 2016, the Board allocated \$2 million of HPI funds to the Housing Authority for Strategy B4 of the Homeless Initiative, consisting of three programs: Damage mitigation and property compliance funds, Vacancy payments to hold units, and Security deposit assistance. This one-time funding will be used over two years to encourage landlords to accept subsidized tenants with vouchers issued by the Housing Authority.

Housing Management Division

The Housing Management Division manages and maintains 2,962 public housing units and 267 affordable housing units and provides resident services such as computer centers, after-school homework assistance, counseling services, juvenile crime

prevention and intervention, recreation, and assisted living senior programs. The Division also provides a Community Policing Program throughout all of its sites for prevention, intervention and enforcement.

During Fiscal Year 2016-2017, the Housing Management Division will administer a total of \$35,351,400, which includes Operating Subsidy funds received from HUD, public housing rental revenue from tenants, and other sources. The Budget reflects a decrease of \$1,770,600 from the Fiscal Year 2015-2016 budget primarily due to a \$285,500 reduction in Operating Subsidy, \$465,000 less in carryover Proposition 84 Storm Water Grant funds, and \$90,000 in savings from the transfer of Levine Management's services to in-house management. There is also an \$876,700 decrease in CDBG funding due to reduced funding available and completion of prior year projects.

CDBG funds included in Fiscal Year 2016-2017 for Housing Management total \$704,500, which is a decrease of \$876,700 from FY 2015-2016, and are comprised of \$210,000 carried over from Fiscal Year 2015-2016, and a new allocation of \$494,500. The new CDBG funds will be used for kitchen rehabilitation at Carmelitos Public Housing Development, and maintenance of the vacant and demolished Ujima Village site, while awaiting transfer of the property to the Los Angeles County Department of Parks and Recreation for the Magic Johnson Park Project.

South County Family sites have been operating at a deficit over the past several years. On December 1, 2015, the Board of Supervisors directed the Chief Executive Officer to identify an ongoing source of funds to help address the annual operational deficit. A total of \$425,000 was budgeted in County General Funds and a request has been submitted to the County to increase these funds to offset much needed capital repairs and continuous operating deficits.

The Housing Management Division also manages the Capital Fund Program, which is budgeted at \$6,412,300, an increase of \$1,671,500, including a \$1,109,761 carryover of FFY 15 grant funds. Capital Funds are received annually through a formula allocation from HUD. The FFY 16 grant funds are scheduled to be used for 9 new construction projects throughout Los Angeles County to rehabilitate housing units and perform site improvements.

Other Programs

Other Housing Authority programs include the Cooperative Extension program, which is administered by the University of California and provides educational programs for Los Angeles County residents on topics including good nutrition, youth development, urban gardening, natural resources issues, and agriculture. Programs are offered free or at a low cost to all County residents, and include the Master Gardener Program, the Expanded Food and Nutrition Education Program, the Farm Advisor, and the Master Food Preservation Program. Special events, including nutrition education and gardening workshops, are offered at County public housing sites as well as many other

locations around the County. Its budget is comprised of \$475,000 in County General Funds.

Also included in the Housing Authority Budget is the Affordable Housing Program as required under California Government Code section 65584.3. The Housing Authority had previously received allocations of tax increment funds to develop housing for low-income individuals, families, and special needs populations. These funds are budgeted at \$3,200,000.

In spite of the dissolution of redevelopment agencies in 2012, the affordable housing development efforts are continuing with additional funding from the County included in the Community Development Commission's annual budget to support low income and special needs housing. The \$3,200,000 Affordable Housing budget for Fiscal Year 2016-2017 reflects a 41% decrease from the current budget of \$5,436,600; this decrease is primarily due to the elimination of Tax Increment funds as well as the completion of older projects approved through this program.

Housing Authority Staff

Housing Authority staff will increase by a net of 17.58 positions, primarily due to the increased funding in HCV programs and hiring staff necessary to operate and manage Lancaster Homes in-house.

A detail of staff information by program is provided in Attachment C.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

HUD requires that the Board of Commissioners adopt a Resolution approving the Housing Authority Budget for administration of Housing Authority programs. The Resolution has been approved as to form by County Counsel.

The Resolution approving the Fiscal Year 2016-2017 Budget and related HUD Transmittal Resolution are provided as Attachments A and B, respectively. Published Budget Pages, detailing goals and objectives, and related expenditures for the upcoming year are provided as Attachment D.

ENVIRONMENTAL DOCUMENTATION

Approval of the Housing Authority's Fiscal Year 2016-2017 Budget is exempt from the provisions of the National Environmental Policy Act pursuant to Title 24, Code of Federal Regulations, Part 58, Section 58.34 (a)(3), because it involves administrative activities that will not have a physical impact on, or result in any physical changes to, the environment. The activities are not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378(b) because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the

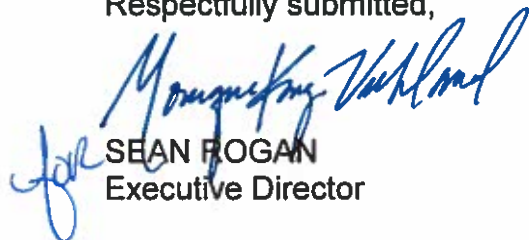
Honorable Housing Commissioners
April 27, 2016
Page 7

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IMPACT ON CURRENT SERVICES

Approval of the Fiscal Year 2016-2017 Budget of the Housing Authority will enable housing programs to continue for low- and very low-income families and seniors.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Sean Rogan", is written over the printed name and title.

SEAN ROGAN
Executive Director

Attachments

ATTACHMENT A

RESOLUTION APPROVING THE FISCAL YEAR 2016-2017
BUDGET OF THE HOUSING AUTHORITY OF THE
COUNTY OF LOS ANGELES

WHEREAS, the Board of Commissioners of the Housing Authority of the County of Los Angeles has received the Budget for Fiscal Year 2016-2017 and has found:

1. That the proposed expenditures are necessary for the efficient and economical operation of housing programs for the purpose of serving low- and very-low income families.
2. That the budget is reasonable in that:
 - (a) It indicates a source of funding adequate to cover all proposed expenditures.
 - (b) It does not provide for use of federal funding in excess of that payable under the provisions of 24 Code of Federal Regulations Part 990.
3. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contracts with the U.S. Department of Housing and Urban Development.
4. That no employee serving in a variety of positions is reflected in the operating budget as serving an aggregate amount of time exceeding 100 percent.
5. That the U.S. Department of Housing and Urban Development requires that the use of Section 8 Operating Reserve funds for other housing purposes, in the amount of \$50,000 or greater, must be approved by the Board of Commissioners.

WHEREAS, it is necessary for the Board of Commissioners of the Housing Authority of the County of Los Angeles to adopt an annual budget.

NOW, THEREFORE, the Board of Commissioners of the Housing Authority of the County of Los Angeles hereby resolves as follows:

1. The above recitals are true and correct.
2. The Housing Authority of the County of Los Angeles adopts the following budgeted revenues and appropriations for Fiscal Year 2016-2017, as set

forth in the Annual Budget for the Housing Authority of the County of Los Angeles:

Estimated Funding: \$335,521,400

Expenditure and Reserve Appropriations: \$335,521,400

3. That the use of Section 8 Operating Reserve funds for other housing purposes, in the amount of \$50,000 or greater, must be approved by the Board of Commissioners.
4. This Resolution shall take effect immediately.

APPROVED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles on this ____ day of _____, 2016.

ATTEST:

LORI GLASGOW
Executive Officer-Clerk of the
Board of Commissioners

Hilda L. Solis
Chair, Board of Commissioners

By: _____
Deputy

By: _____

APPROVED AS TO FORM:

Mary C. Wickham
County Counsel

By: _____
Deputy

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**HOUSING AUTHORITY
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

Tel: 626.262.4510 • TDD: 855.892.6095 • www.hacola.org

**Hilda L. Solis
Mark Ridley-Thomas
Sheila Kuehl
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

April 27, 2016

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

**ACCEPTANCE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR
PROJECTS IDENTIFIED IN THE FISCAL YEAR 2016-2017 ACTION PLAN FOR THE
ALLOCATION OF FEDERAL FUNDS AND CONTINUE ADMINISTRATION OF PRIOR
YEAR FUNDS IN ONGOING ACTIVITIES
(ALL DISTRICTS)**

SUBJECT

This letter recommends the use of \$494,465 in Fiscal Year (FY) 2016-2017 Community Development Block Grant (CDBG) funds from the Community Development Commission of the County of Los Angeles (Commission), and to continue administration of \$210,000 in prior year CDBG funds. The FY 2016-2017 CDBG funds will be used for CDBG-eligible programs administered by the Housing Authority of the County of Los Angeles (Housing Authority) and are included in the County of Los Angeles' (County) FY 2016-2017 Action Plan, which will be presented to the Board of Supervisors on May 24, 2016.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners find that the use of \$494,465 in FY 2016-2017 CDBG funds and \$210,000 in prior year CDBG funds is not subject to the provisions of the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA.
2. Authorize the Executive Director, or his designee, to accept \$494,465 in FY 2016-2017 CDBG funds from the Commission; and to continue to administer \$210,000 in prior year CDBG funds, through the Housing Authority's annual budget approval process, subject to final notification of approval by the U.S. Department of Housing and Urban Development (HUD).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The National Affordable Housing Act of 1990 (Cranston/Gonzalez Housing Act), as amended in 1992, requires that the County provide a single, consolidated submission of the proposed expenditure of funds to be eligible for HUD formula grant funding, including CDBG, HOME Investment Partnerships, and Emergency Solutions Grant. The Action Plan for FY 2016-2017 (Action Plan) satisfies these federal requirements to provide for the release of funds.

The Action Plan identifies a total of \$494,465 in CDBG funds for two projects to be administered by the Housing Authority. The purpose of this letter is to authorize these CDBG funds, and to continue to administer \$210,000 in previously approved CDBG funds, for a total amount of \$704,465 in CDBG funds. Attachment A provides a breakdown of the funds allocated to the Housing Authority by project, as well as a description of each project to be funded.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The Action Plan allocates \$494,465 in new Forty-Second Program Year (July 1, 2016 to June 30, 2017) CDBG funds to be used in conjunction with \$210,000 in prior year CDBG funds, for a total of \$704,465, to be included in the FY 2016-2017 Housing Authority budget approval process in CDBG funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On May 28, 2013, the Board of Supervisors approved the Five-Year Consolidated Plan for 2013-2018. The current FY 2015-2016 Action Plan ends on June 30, 2016, and a new plan must be adopted by the Board of Supervisors in order to receive continued funding from HUD. The Action Plan includes a description of the activities to be undertaken during FY 2016-2017 to address the objectives of the Consolidated Plan's five-year strategy. The new Housing Authority project included in the Action Plan is provided in Attachment A.

All of the projects proposed in the Action Plan will be federally-funded. As applicable, the administering agencies will be subject to the prevailing wage requirements of the Davis-Bacon Act, and related Acts, and Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance. However, where Section 3 is not applicable, the agencies will be subject to the County's Greater Avenues for Independence (GAIN) Program and will apply the General Relief Opportunity for Work (GROW) Program, which furthers the same or similar goals.

Honorable Housing Commissioners
April 27, 2016
Page 3

ENVIRONMENTAL DOCUMENTATION

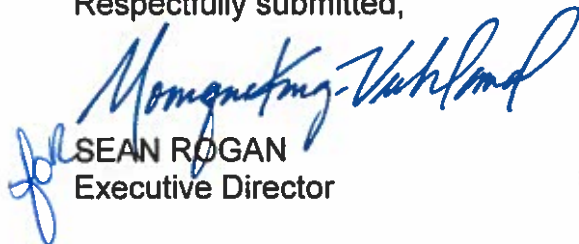
The acceptance of the Forty-Second Program Year CDBG funds from the Commission is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34(a)(3), because it is an administrative action and does not involve activities that will alter existing environmental conditions. The action is not subject to the provisions of CEQA, pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

Each program within the Action Plan will be reviewed for environmental impact on a project-by-project basis before funding is released.

IMPACT ON CURRENT PROJECTS

The projects contained in the Action Plan will benefit low- and moderate-income residents of the unincorporated County and participating cities.

Respectfully submitted,


SEAN ROGAN
Executive Director

Attachment

ATTACHMENT A

HOUSING AUTHORITY PROJECTS FOR FISCAL YEAR 2016-2017

Project Title (District)	Project Description	Carry Over Amount
	CONTINUING PROJECTS	
Nueva Maravilla Senior Public Housing Interior Unit Flooring (1)	Provides for the replacement of the deteriorated unit flooring at the Nueva Maravilla senior housing development with new flooring such as tile, carpet, and sheet vinyl. The project will also procure a vendor as needed to move furniture for the residents during the floor replacement process.	\$90,000
Sundance Vista Site Improvements (4)	Provides site improvements including upgrade of all common area lighting to new energy efficient lighting; repair of exterior stairs and replacement of protective water proof coatings; and installation of sewage clean outs in all buildings.	\$40,000
Quartz Hills I and II Kitchen and Lighting Improvements (5)	Provides kitchen rehabilitation and new lighting.	\$80,000
	TOTAL CONTINUING PROJECTS	\$210,000

Project Title (District)	Project Description	Amount
	NEW PROJECTS	
Ujima Village Disposition (2)	Temporarily maintains the vacant and demolished Ujima Village housing development, pending disposition of the property to the Los Angeles County Department of Parks and Recreation.	\$200,000
Carmelitos Public Housing Development Kitchen Rehabilitation Phase I (4)	Provides for the remodeling of kitchens at 275 housing units at the Carmelitos Family Public Housing Development site. The rehabilitation work includes installing new cabinets, countertops, and wall painting as necessary.	\$294,465
	TOTAL NEW PROJECTS:	\$494,465
	GRAND TOTAL	\$704,465

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Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

April 27, 2016

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

**ADOPT RESOLUTION DECLARING INTENT TO ISSUE MULTIFAMILY HOUSING
MORTGAGE REVENUE BONDS FOR MULTIFAMILY HOUSING IN
UNINCORPORATED LENNOX AND UNINCORPORATED SOUTH WHITTIER
(DISTRICTS 2, 4)**

SUBJECT

This letter recommends adoption of a Resolution declaring the intent to issue Multifamily Housing Mortgage Revenue Bonds to finance the acquisition and rehabilitation of Sun Sage Homes, which consists of two existing developments: Osage Apartments, a 21-unit multifamily rental housing development located in unincorporated Lennox; and Sunshine Terrace Apartments, a 50-unit multifamily rental housing development located in unincorporated South Whittier.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners adopt and instruct the Chair to sign a Resolution, as required under Treasury Regulations, declaring an intent by Sun Sage Homes, L.P., (Developer) a California Limited Partnership, to undertake bond financing in an amount not to exceed \$9,450,000 to finance the acquisition and rehabilitation of two existing multifamily rental housing developments: Osage Apartments, a 21-unit multifamily rental housing development located in unincorporated Lennox; and Sunshine Terrace Apartments, a 50-unit multifamily rental housing development located in unincorporated South Whittier.
2. Recommend that the Board of Commissioners authorize the Executive Director to submit an application to the California Debt Limit Allocation

Committee (CDLAC) for a private activity bond allocation in an aggregate amount not to exceed \$9,450,000 for the purposes described herein.

3. Recommend that the Board of Commissioners find that adoption of this Resolution is not subject to the provisions of the California Environmental Quality Act (CEQA) because the action will not have the potential for causing a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to approve the issuance of Multifamily Housing Mortgage Revenue Bonds in an aggregate amount not to exceed \$9,450,000, and to authorize the Executive Director of the Housing Authority to apply to CDLAC for a private activity bond allocation in the same amount, in order to finance the acquisition and rehabilitation of Sun Sage Homes.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The bonds will be repaid solely through rent revenues collected by the Developer. The Developer will pay all fees and related costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In 1991, the Community Development Commission (CDC) provided Community Development Block Grant (CDBG) funding in the amount of \$575,000 for the acquisition and construction of Osage Apartments, an affordable 21-unit multifamily property located at 11125 South Osage Avenue in unincorporated Lennox.

As a result of the resyndication, seven units will be reserved for households with incomes that do not exceed 35% of the Area Median Income (AMI), one unit will be reserved for households with incomes that do not exceed 40% of the AMI, six units will be reserved for households with incomes that do not exceed 50% AMI and six units will be reserved for households with incomes that do not exceed 60% AMI, for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (HUD). The manager's unit will not have affordability requirements.

In 1997, the CDC provided a HOME loan in the amount of \$2,064,310 and a CDBG loan for \$1,391,079 for the acquisition and construction of Sunshine Terrace Apartments, an affordable 50-unit multifamily property located at 10800 Laurel Avenue in unincorporated South Whittier.

As a result of the resyndication, twenty units will be reserved for households with incomes that do not exceed 35% of the (AMI), 10 units will be reserved for households with incomes that do not exceed 40% of AMI and 19 units will be reserved for households with incomes that do not exceed 50%. The manager's unit will not have affordability requirements.

Abode Communities, a non-profit developer and current owner, submitted a proposal for a scattered site resyndication of Osage Apartments and Sunshine Terrace Apartments. The proposed financial transaction and restructuring of ownership will result in the consolidation of both projects under a new partnership called Sun Sage Homes, L.P. Sun Sage Homes, L.P. will consist of Sun Sage Homes, LLC as the Managing General Partner of which Abode Communities Housing will be the sole member, and a Limited Partner/investor.

The proceeds from the resyndication and the issuance of Multifamily Housing Mortgage Revenue Bonds will be used for the substantial rehabilitation of the apartments, which will result in an extension of the useful life of the buildings and an extension of the affordability term from 2037 to 2071.

Adoption of the Resolution by the Board announcing the intent to issue Multifamily Housing Mortgage Revenue Bonds is required to establish a base date after which costs incurred by the Developer may be included in the construction and permanent financing obtained pursuant to issuance of the tax-exempt bonds. The Resolution is also required to complete the Housing Authority's application to CDLAC.

The attached Resolution was prepared by Kutak Rock, Housing Authority Bond Counsel, and approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

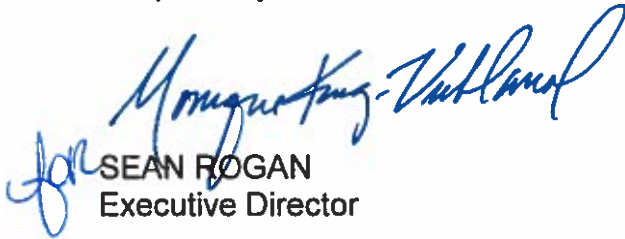
The action is not a project pursuant to the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of a project by Section 15378 (b) of the State CEQA guidelines. The proposed action is an administrative activity of government, which will not result in direct or indirect physical change to the environment.

Honorable Housing Commissioners
April 27, 2016
Page 4

IMPACT ON CURRENT PROJECT

The proposed action is a necessary step to provide bond financing to Sun Sage Homes, L.P. to preserve the supply of affordable multifamily housing in the County with long-term affordability.

Respectfully submitted,

for SEAN ROGAN
Executive Director

Attachment

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE COUNTY OF LOS ANGELES OFFICIAL
DECLARATION OF INTENT TO UNDERTAKE THE FINANCING OF A
MULTIFAMILY HOUSING PROJECT AND RELATED ACTIONS**

WHEREAS, the Housing Authority of the County of Los Angeles (the "Authority") is authorized and empowered by the provisions of Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State of California (the "Act") to issue and sell mortgage revenue bonds or notes as part of a plan of financing for the purpose of making loans or otherwise providing funds to finance the acquisition, construction, rehabilitation and development of multifamily residential rental housing projects, including units for households meeting the income limits set forth in the Act; and

WHEREAS, Sun Sage Homes, L.P., (or an affiliate or assign thereof) (the "Borrower"), has requested that the Authority issue and sell its mortgage revenue bonds pursuant to the Act to provide financing (including reimbursement of Borrower's expenditures) for the acquisition, construction, development and rehabilitation of a scattered-site multifamily rental housing development consisting of 71 units located at 11128 South Osage Avenue in unincorporated Lennox and 10800 Laurel Avenue located in unincorporated South Whittier in Los Angeles County (the "Project"); and

WHEREAS, this Board of Commissioners of the Authority (the "Board") hereby finds and declares that it is necessary, essential and a public purpose for the Authority to finance multifamily housing projects pursuant to the Act, in order to increase the supply of multifamily housing in Los Angeles County available to persons and families within the income limitations established by the Act; and

WHEREAS, as an inducement to the Borrower to carry out the Project, this Board desires to adopt this resolution (this "Resolution") and to authorize the issuance of mortgage revenue bonds by the Authority to finance the Project (the "Bonds") in a principal amount not to exceed \$9,000,000; and

WHEREAS, the Authority, in the course of assisting the Borrower in the financing of the Project expects that the Borrower has paid or may pay certain expenditures (the "Reimbursement Expenditures") in connection with the Project within 60 days prior to the adoption of this Resolution and may incur additional Reimbursement Expenditures within 60 days prior to the adoption of this Resolution and prior to the issuance of indebtedness for the purpose of financing costs associated with the Project on a long-term basis; and

WHEREAS, Section 1.142-4 and Section 1.150-2 of the Treasury Regulations require the Authority to declare its reasonable official intent to reimburse prior expenditures for the Project with proceeds of a subsequent borrowing; and

WHEREAS, Section 146 of the Internal Revenue Code of 1986 limits the amount of multifamily housing mortgage revenue bonds that may be issued in any calendar year by entities within a state and authorizes the governor or the legislature of a state to provide the method of allocation within the state; and

WHEREAS, Chapter 11.8 of Division 1 of Title 2 of the Government Code of the State of California (the "Government Code") governs the allocation of the state ceiling among governmental units in the State of California having the authority to issue multifamily housing mortgage revenue bonds; and

WHEREAS, Section 8869.85 of the Government Code requires a local agency to file an application with the California Debt Limit Allocation Committee ("CDLAC") prior to the issuance of multifamily housing mortgage revenue bonds; and

WHEREAS, this Board hereby finds and declares that this resolution is being adopted pursuant to the powers granted by the Act.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The above recitals, and each of them, are true and correct.
2. This Board hereby determines that it is necessary and desirable to provide a plan of financing for the Project by the issuance and sale of mortgage revenue bonds or notes (herein "Bonds") pursuant to the Act and hereby authorizes the issuance and sale of the Bonds in one or more series from time to time by the Authority in aggregate principal amounts not to exceed \$9,450,000. This action is taken expressly for the purpose of inducing the Borrower to undertake the Project, provided that nothing contained herein shall be construed to signify that the Project complies with the planning, zoning, subdivision and building laws and ordinances applicable thereto or to suggest that the Authority or any officer, agent or employee of the Authority will grant any approval, consent or permit which may be required in connection with the acquisition and construction or rehabilitation of the Project or the issuance of the Bonds.
3. The issuance and sale of the bonds shall be upon such terms and conditions as may be agreed upon by the Authority and the Borrower and the initial purchasers of the Bonds; provided, however, that the Bonds shall not be sold or issued unless specifically authorized by the subsequent resolution of this Board.
4. This Resolution is being adopted by the Authority for purposes of establishing compliance with the requirements of Section 1.142-4 and Section 1.150-2 of the Treasury Regulations. In that regard, the Authority hereby declares its official intent to use proceeds of indebtedness to reimburse the Reimbursement Expenditures. Notwithstanding the foregoing, this resolution does not bind the Authority to make any expenditure, incur any indebtedness, or proceed with the Project.

5. The proper officers of the Authority are hereby authorized to file an application with CDLAC and directed to apply to CDLAC for a private activity bond allocation for application by the Authority to the issuance the Bonds in one or more series from time to time for the Project in an amount not to exceed \$9,450,000, to collect from the Borrower an amount equal to the performance deposit required by CDLAC and to certify to CDLAC that such amount has been placed on deposit in an account in a financial institution.

6. The proper officers of the Authority are hereby authorized and directed to take whatever further action relating to the aforesaid financial assistance may be deemed reasonable and desirable provided that the terms and conditions under which the Bonds are to be issued and sold shall be approved by this Board in the manner provided by law prior to the sale thereof.

7. This Resolution shall take effect immediately upon its adoption.

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PASSED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles, State of California, this ____ day of May, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: _____
Chair of the Board of Commissioners

ATTEST:

SACHI A. HAMAI,
Chief Executive Officer-Clerk
of the Board of Commissioners

By: _____
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM,
County Counsel

By: _____
Deputy